

**11 Trenchard Road, Locking, Weston-Super-Mare, BS24 7AH**

**£365,000**

- Well Presented Semi Detached House
- Large Lounge
- Refitted Shower Room & D/S WC
- Garage and Driveway
- Three Double Bedrooms
- Kitchen/Diner
- Large Front and Rear Gardens
- EPC C

# 11 Trenchard Road, Weston-Super-Mare BS24 7AH

Rachel J Homes is delighted to market this Semi Detached House ideally situated on the former RAF Locking site, close to Locking Village, shops, amenities and schools. If you are looking for a family home that can offer plenty of space inside and out then make sure this is on your list to view. The spacious accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Double Bedrooms, Refitted Shower Room, Front and Large Rear Garden, Garage and Driveway for Several Vehicles. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain.



EPC  
C

Freehold  
Council Tax Band: B



## **Downstairs WC**

UPVC double glazed window to side, low level WC, wash hand basin, heated towel rail, laminate floor.

Up and over door, power and light, driveway providing parking for several vehicles.

## **Kitchen**

**6.20 by 3.63 (20'4" by 11'10")**

Two UPVC windows to front and rear, UPVC part glazed door to rear, spotlights, range of wall and base units with worktop over, enamel 1.5 bowl sink drainer with mixer tap, electric hob with extractor hood, electric built under double oven, plumbing for automatic washing machine and dishwasher, space for integral fridge/freezer, built in microwave, radiator, laminate floor.

## **Lounge**

**5.41m narrowing to 3.15m (17'8" narrowing to 10'4" )**

Two UPVC double glazed window to front, picture rail, Two x radiators, TV point, double wooden folding doors to.

## **Landing**

UPVC double glazed window to side, access to loft, doors off

## **Bedroom One**

**5.41 by 3.00 (17'8" by 9'10")**

Two UPVC double glazed windows, built in wardrobe, TV point, Radiator.

## **Bedroom Two**

**4.19 by 3.30 (13'8" by 10'9")**

UPVC double glazed window to rear, built in wardrobe, Radiator.

## **Bedroom Three**

**3.05 by 2.77 (10'0" by 9'1")**

UPVC double glazed window to rear, cupboard housing Valliant combi boiler, radiator.

## **Shower Room**

**2.84 by 1.78 (9'3" by 5'10")**

Walk in double shower cubicle with double head rainfall shower, sink and toilet set into a vanity unit, tiled walls, LVT flooring,

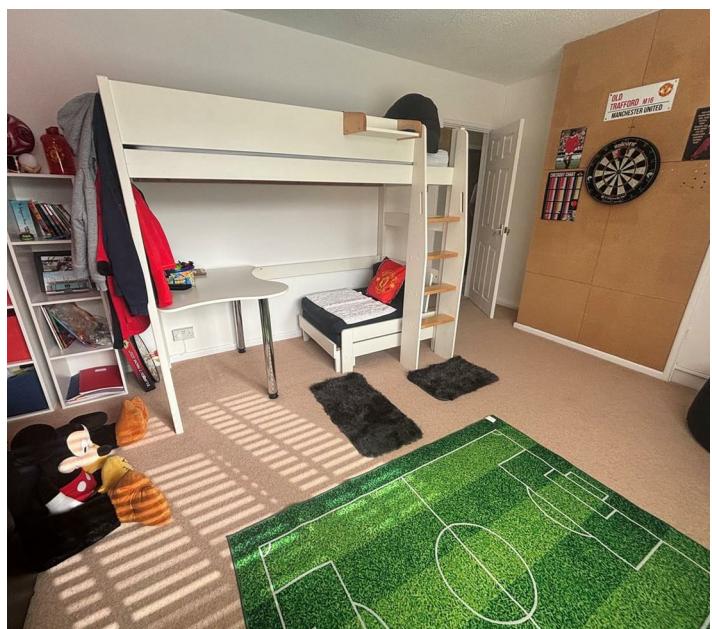
## **Front Garden**

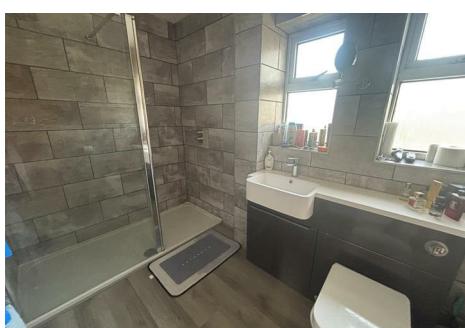
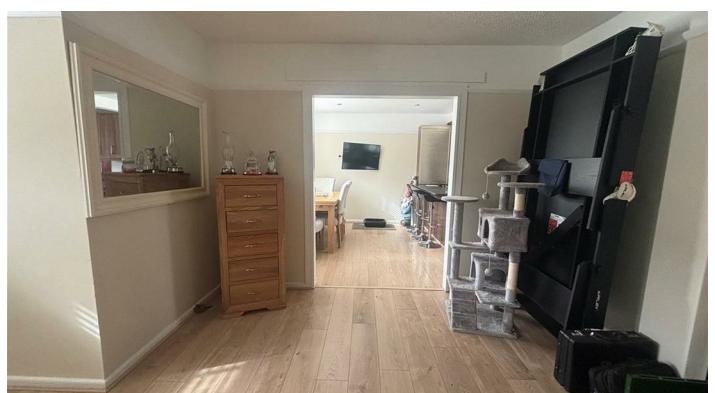
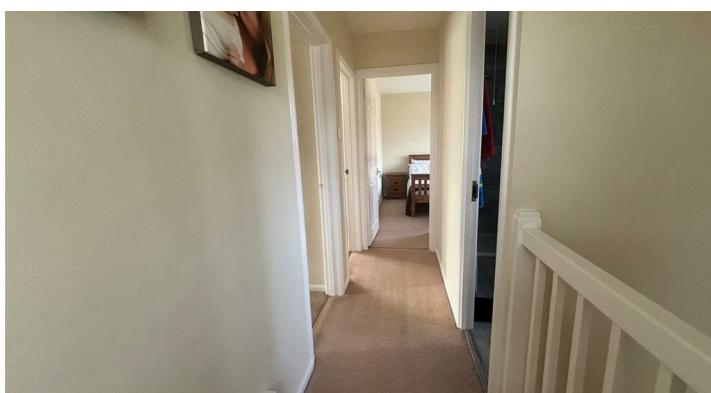
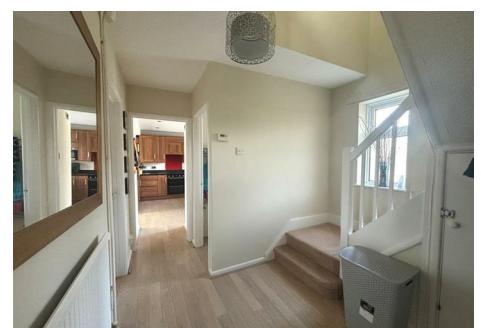
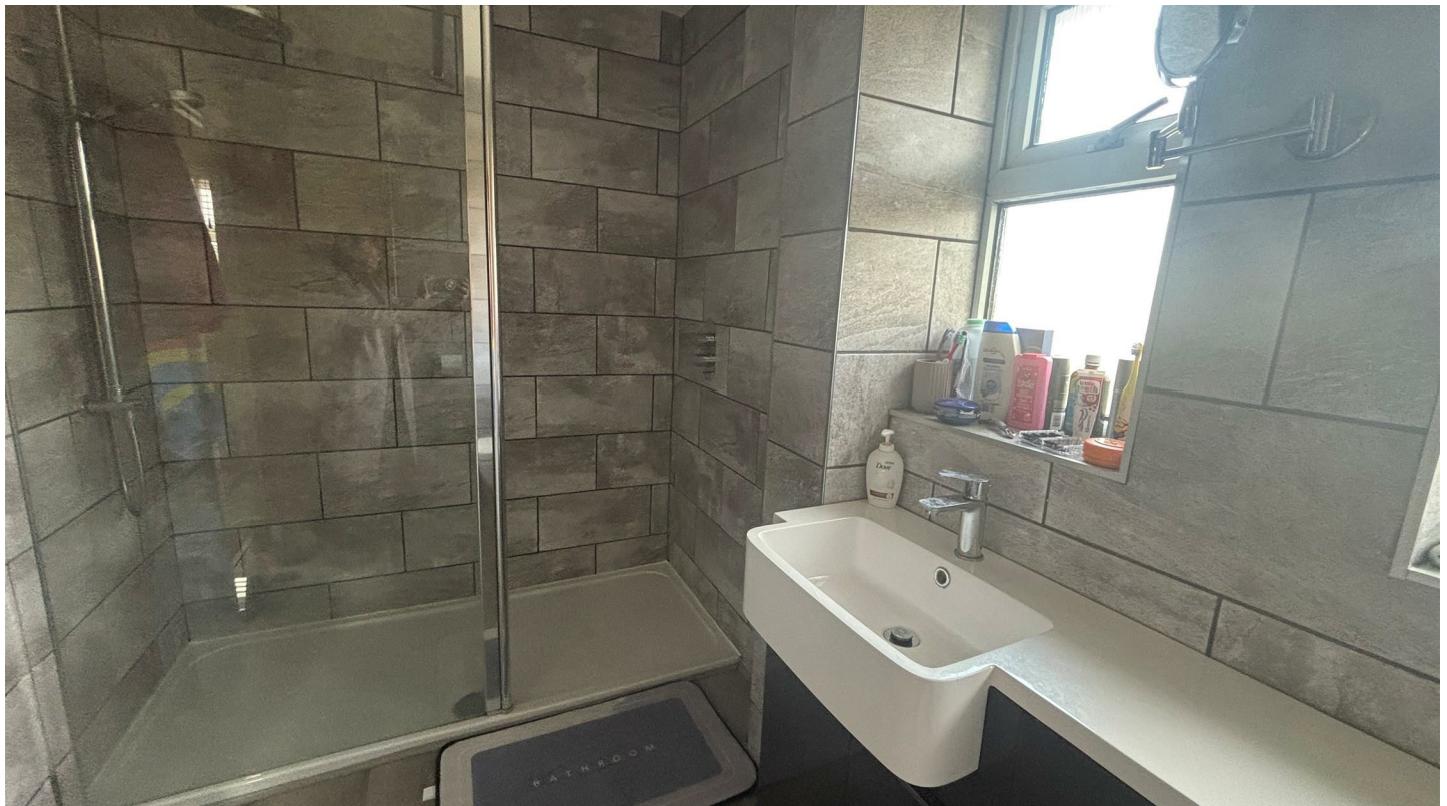
Open plan and laid to lawn

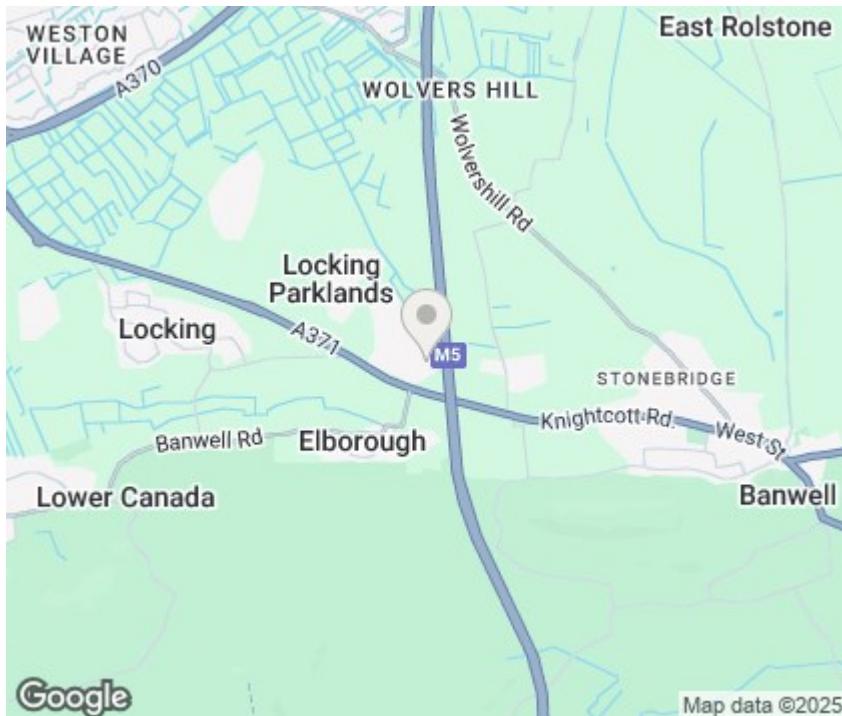
## **Rear Garden**

Enclosed by fencing, mainly laid to lawn, with a raised composite decked area, outside tap, side access.

## **Garage and Driveway**







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	82
EU Directive 2002/91/EC			

Approx. Gross Area 1196 Sq.Ft - 111.1 Sq.M



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID 304918  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision.com